

## PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE  
SAN FRANCISCO, CA 94102-3298



October 10, 2001

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10/25/01

TO: PARTIES OF RECORD IN APPLICATION 99-09-029

This is the proposed decision of Administrative Law Judge (ALJ) Thomas. It will be on the Commission's agenda at the meeting on October 25, 2001. The Commission may act then, or it may postpone action until later.

When the Commission acts on the proposed decision, it may adopt all or part of it as written, amend or modify it, or set it aside and prepare its own decision. Only when the Commission acts does the decision become binding on the parties.

Pursuant to Pub. Util. Code § 311(d), comments on the proposed decision must be filed and served by e-mail and hand-delivered to the assigned Commissioner and administrative law judge (ALJ) no later than 12:00 noon on October 24, 2001, and no reply comments will be accepted. PG&E shall also file and serve, within 10 days of mailing of this decision, by e-mail and hand-delivery on the ALJ, detailed information, including work papers, setting forth the amount of the contingency fee added on top of the cost of land parcels for which PG&E assumed a 100 percent fee value and severance damages. The Commission will use this information to derive the final cost cap figure, which currently is blank in the attached proposed decision because of this missing information.

Parties to the proceeding may file comments on the proposed decision as provided in Article 19 of the Commission's "Rules of Practice and Procedure." These rules are accessible on the Commission's website at <http://www.cpuc.ca.gov>. In addition to service by mail, parties should send comments in electronic form to those appearances and the state service list that provided an electronic mail address to the Commission.

/s/ LYNN T. CAREW by ANG

Lynn T. Carew, Chief  
Administrative Law Judge

LTC:tcg

Attachment



Decision **PROPOSED DECISION OF ALJ THOMAS (Mailed 10/10/2001)**

**BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA**

Application of PACIFIC GAS AND ELECTRIC  
COMPANY For a Certificate of Public  
Convenience and Necessity Authorizing The  
Construction of the Northeast San Jose  
Transmission Reinforcement Project.

Application 99-09-029  
(Filed September 9, 1999)

**OPINION SUPPLEMENTING AND LIFTING STAY OF  
DECISION 01-05-059 AND APPROVING PG&E'S  
NORTHEAST SAN JOSE TRANSMISSION LINE PROJECT**

**I. Summary and Background**

This decision completes the approval process for Pacific Gas and Electric Company's (PG&E) application for a certificate of public convenience and necessity for a Northeast San Jose electric transmission line (the Project). On May 17, 2001, in Decision (D.) 01-05-059, the Commission approved a transmission line route that its Environmental Impact Report (EIR) found to be the environmentally superior route, and certified the EIR. Because PG&E's cost information was not based on the chosen route, and otherwise was insufficient to set the project's cost cap,<sup>1</sup> the Commission ordered PG&E to submit updated cost

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<sup>1</sup> Pub. Util. Code § 1005.5 provides that "whenever the commission issues to an electrical . . . corporation a certificate authorizing the new construction of any addition to or extension of the corporation's plant estimated to cost greater than fifty million dollars (\$50,000,000), the commission shall specify in the certificate a maximum cost determined to be reasonable and prudent for the facility."

information reflecting the route and substation location the Commission had selected.

PG&E submitted its new information on June 18, 2001. The new cost estimate exceeded by more than \$100 million the original estimate PG&E furnished for the project. While PG&E's cost estimates for the original route, and variations on it, were in the \$77 million - \$104 million range,<sup>2</sup> the new estimate was \$182.9 million. Much of the new cost information was unexplained, and revealed substantial cost increases even for portions of the project that were – or should have been – reflected in the original estimates. Therefore, we stayed D.01-05-059 and ordered further hearings on cost.<sup>3</sup> We also allowed parties to present new evidence challenging the need for the project in view of the downturn in the Silicon Valley economy and the approval of new generation in the area.

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<sup>2</sup> PG&E presented the following cost estimates for various route configurations:

<b>PG&amp;E Cost Estimate</b>	<b>Route</b>
\$77.3 million	PG&E's original preferred route
\$83.5 million	PG&E's new preferred route (Modified I-880-A/Proposed Route)
\$84.6 million	I-880-A route
\$85.1 million	Westerly Alternative
\$87.4 million	Underground Through Business Park route
\$103 million	Northern Receiving Station route
\$104 million	I-880-B route

D.01-05-059, *mimeo.*, at 28-29.

<sup>3</sup> D.01-08-064, mailed August 27, 2001.

The hearings occurred during the period September 4-6, 2001. There was little evidence challenging the need for the project, and we find that the project is still needed to ensure reliability and meet projected load demand in the region.

We find that PG&E has failed to justify the full \$182.9 million in claimed costs. We reduce those costs by approximately \$ [REDACTED] million and we eliminate two contingency fees (the 15% ROW contingency fee and the contingency fee for severance damages). We require PG&E to submit additional information on the amount of these contingency fees, as it is impossible to deduce such fees from PG&E's documentation. PG&E must furnish this information within 10 days of the mailing of the proposed decision. Thus, we will establish the cost cap of \$ [REDACTED] after we receive this information.

## **II. Discussion**

### **A. Need**

We find the Project is needed to assure electric reliability and meet projected load demand in the northeast San Jose region. The Office of Ratepayer Advocates (ORA) and ProLogis Limited Partnership and Prologis Trust (ProLogis) claimed the project no longer was needed in view of the downturn in the Silicon Valley economy and the approval of new generation in the area. Therefore, the administrative law judge (ALJ) ordered both PG&E and the Independent System Operator (ISO) to examine the impact of both factors on the need for the project. PG&E presented load projections, and the ISO modified a subset of those projections to derive its own forecast.

PG&E calculated projected load in three ways. First, it used its standard methodology, which relies on seven years of historical peak load data.<sup>4</sup> It also calculated loads in two additional ways based on the assumption that

there have been load reductions in the Greater San Jose area during the first eight months of 2001, which PG&E witnesses “attributed in unknown proportions, to the severe economic downturn, cool weather, conservation due to price sensitivity, and conservation in response to the energy crisis.”<sup>5</sup>

Each calculation assumed that the lower load level seen in the first eight months of 2001 would persist throughout 2001 and that load growth would then resume from that lower baseline rather than rebounding to the 2000 baseline and growing from there. The first additional scenario assumed that historic load growth would resume from the lowered baseline while the second additional scenario assumed that load growth from the lowered baseline would resume at

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<sup>4</sup> See Exh. 26, at 14:21. PG&E submitted several of its exhibits in both confidential and redacted form. San Jose challenges the ALJ’s ruling allowing PG&E to file certain cost information under seal. *Brief of [San Jose] on Issues Raised by Testimony Submitted in Hearings Held on September 4-6, 2001 in Response to the Commission’s Second Scoping Memo Dated August 14, 2001 and the Opinion Staying Decision Dated August 23, 2001*, filed October 1, 2001 (San Jose 9/01 Brief), at 1 & 6 n.4. We uphold the ALJ’s ruling, which allowed PG&E to file information under seal reflecting the value of individual parcels of land along the Project route – or more general information from which the parties might derive parcel values. We note that all parties were allowed access to the material provided they signed a confidentiality agreement, and, in the case of landowners, limited access to outside/nontransactional counsel only. We approve this result. To allow the very parties with which PG&E will negotiate land acquisition access to PG&E’s cost estimates of their land parcels would drive up the price of the land and ultimately hurt ratepayers.

<sup>5</sup> *[PG&E’s] Opening Brief Regarding Administrative Hearings Held on September 4-6, 2001*, filed Sept. 19, 2001 (PG&E 9/01 Brief), at 11.

only 50 percent of the historic level from 2002 to 2003, before resuming its historic pattern in 2004 and afterward.<sup>6</sup>

The results for each scenario were as follows:

- Seven year peak load data projection: Expected demand in summer 2002 projected at 2,415 megawatts (MW), exceeding the 2,336 MW load serving capability of the existing transmission facilities by approximately 79 MW.<sup>7</sup>
- Lowered baseline plus resumption of historic growth: Normal peak loads projected to exceed available electricity supply by 2003.<sup>8</sup>
- Lowered baseline plus resumption of growth at 50 percent of historic trend in 2002-03: Normal peak loads projected to exceed available electricity supply by 2004.<sup>9</sup>

Under all three scenarios, however, PG&E also projected that equipment outages would change the outcome. Even under the third, least conservative scenario, PG&E testified that “[a]ny loss of generating capacity in the Greater San Jose area (anything other than all current capacity remaining on-line at full production throughout the five-year planning horizon) during a peak load period likely would result in a shortage of electricity.”<sup>10</sup>

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<sup>6</sup> *Id.*, citing Exh. 26, at 9-10.

<sup>7</sup> Exh. 26 at 16:11-15.

<sup>8</sup> *Id.* at 21:16-17.

<sup>9</sup> *Id.* at 22:9-10.

<sup>10</sup> *Id.* at 22:10-13.

The ISO conducted its own analysis of projected load growth and reached the conclusion that the transmission system in the northeast San Jose area was in violation of the ISO Grid Planning Criteria for reliability in the summers of 2000 and 2001. Under those criteria, load could not exceed 1545-1595 MW in the area (depending on whether the local peaker plant was operating); however, the 2000 load reached 1870 MW, and approached the 1886 MW limit of the system. The ISO roughly estimated a peak load in 2001 of 1750, still well above the 1595 MW maximum load figure prescribed by the ISO Grid Planning Criteria.<sup>11</sup>

As for future projections, the ISO used PG&E load data, but modified it to adjust downward certain assumptions PG&E had made about load growth caused by Internet “server farms” in the area served by Silicon Valley Power (SVP). Even with this downward modification attributable to the “dot-com meltdown,”<sup>12</sup> the ISO concluded that “without the Northeast San Jose Project, within two to three years, involuntary curtailments could be required at peak times.”<sup>13</sup>

The ISO also examined whether new generation in the area would lessen the need for the Project. It considered the impact of the several new

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<sup>11</sup> *Reply Brief of the California [ISO]* (ISO 9/01 Brief), filed Oct. 1, 2001, at 5.

<sup>12</sup> Exh. 607, at 4:6.

<sup>13</sup> ISO 9/01 Brief, at 2.



power plants either approved or in the pipeline,<sup>14</sup> as well as planned plant upgrades. It concluded that, at most,

if all the proposed generation projects in the San Jose area are constructed and in service by 2002, and all available generation is in service during peak load hours, a slight delay in the Project may be possible without jeopardizing system reliability depending on forecast load.<sup>15</sup>

Three parties briefly challenged the need for the Project at the September 2001 hearings. While not submitting testimony, ORA cross-examined the ISO witness' testimony on load forecasts. This examination established that while the ISO reduced PG&E's forecast in the area served by SVP, it did so only by 25 percent, and did not reduce PG&E's forecast in any other manner. In addition, the ISO reduced the SVP portion of the load forecast to 599 MW, when in fact the observed loads this year for SVP have been less than 450 MW.<sup>16</sup> Aglet also pointed out that ISO's counsel characterized PG&E's load forecasts for 2001 as "very, very rough."<sup>17</sup>

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<sup>14</sup> These plants are as follows: 1) Calpine's Gilroy peaker generation (146 MW) in the City of Gilroy; 2) Calpine's Metcalf Energy Center (600 MW) located close to the Metcalf 500/230/115 kV Substation south of San Jose; 3) Calpine's C\*Power Los Esteros Critical Energy Facility at the US Dataport campus in Northeast San Jose adjacent to the Los Esteros substation site (195 MW); 4) a Milpitas power plant in the City of Milpitas close to the Milpitas 115 kV substation (200 MW); and 5) Spartan I Energy Center located in South San Jose connected to the Evergreen-San Jose B 115 kV transmission line (100 MW). Exh. 607, at 6:1-9 & Table 1.

<sup>15</sup> *Id.* at 9:1-4.

<sup>16</sup> *Id.* at 1521:16-25.

<sup>17</sup> RT Vol. 16 at 1653:26 & 1654:1-2.

The only other party that weighed in on need was Fremont, which pointed out that PG&E has offered no assurance to the Commission that it will actually build the project. Rather, PG&E contends that it must obtain reauthorization from its Board of Directors, and then approval from the Bankruptcy Court overseeing its current bankruptcy case, before proceeding with the project. If the Commission sets the cost cap too low, PG&E states that it will not construct the Project. Thus, Fremont challenges that, “Effectively, PG&E is holding the electric reliability of its customers hostage, subject to the Commission paying the ransom of approving the cost cap proposed by PG&E.”<sup>18</sup>

We too are troubled by PG&E’s stance, which calls into question its position on need. If, as PG&E contends, the Project is vital to ensure electric reliability, then it would be appropriate for PG&E to commit to building the Project once it is approved. If the cost cap raises concerns, PG&E always has the option under Pub. Util. Code § 1005.5(b) to apply for an increase in the cost cap if its actual, reasonable expenses exceed the cap. However, PG&E puts the Commission in the untenable position of being forced to approve PG&E’s cost estimates unchanged so as to ensure the lights stay on in northeast San Jose. This approach is unacceptable. We approve the Project within a particular cost cap, as we discuss below, and will review these costs for reasonableness.

However, there is little concrete evidence undermining PG&E’s and the ISO’s claim of need. No party introduced evidence to establish that new generation would obviate the need for the Project. There was virtually no challenge to PG&E’s load forecasts, or evidence of alternate forecasts. The record

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<sup>18</sup> *Brief of the City of Fremont*, filed October 1, 2001, at 2.

was uncontroverted that the northeast San Jose region has been out of compliance with the ISO's Grid Planning Criteria for the past two summers. We find that PG&E and the ISO adduced substantial evidence that the Project is needed, and needed now.

### **B. Cost**

PG&E has the burden of proving the reasonableness of its cost estimates. Thus, even if no party challenged a particular aspect of its estimate, that fact does not mean that PG&E's figures should be adopted. With this principle in mind, we disallow several aspects of PG&E's cost estimate on the ground PG&E did not properly justify them. PG&E claims that the cost cap for the Project along the selected route must be no less than \$182.9 million. However, we find PG&E failed to prove its entitlement to \$\_\_\_\_\_ of this amount, and therefore set the cost cap at \$\_\_\_\_\_.

As a preliminary matter, we take issue with PG&E's claim that Commission action has delayed this Project in any significant way.<sup>19</sup> Had PG&E's initial estimate been at all close to what PG&E's actual costs would be,<sup>20</sup> we would not have had to conduct further hearings on the cost of the Project. PG&E claims it has lost a year of time to dedicate to constructing the Project, but

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<sup>19</sup> See Exh. 26 at 2:12-19 (claiming that due to delay "PG&E believes it is no longer feasible for the Project to be in-service by June 1, 2002") & 4:6-7 (noting that "PG&E's best estimate is that the Project can be in service by May 1, 2003.")

<sup>20</sup> PG&E's own witness conceded flaws in the original estimate: "[T]he June 2001 estimate, we feel, is the more accurate estimate based on the level of engineering that was done to prepare that estimate . . . . The earlier estimates . . . I believe we only had a conceptual design. We didn't really have a lot of design prepared on that." TR Vol. 14 at 1511:7-16.

in fact the time the Commission has spent evaluating the new cost material, including holding the new hearing, is three months at most.<sup>21</sup> Indeed, even during the continued hearings, PG&E continued work on the Project.<sup>22</sup> Thus, PG&E's claim of Commission-caused delay lacks validity.

Furthermore, during the continued hearings, PG&E pointed for the first time to additional reasons for the delay that have nothing to do with Commission action: a need for reapproval of the Project by its Board of Directors, and for Project authorization from the Bankruptcy Court.<sup>23</sup> Moreover, PG&E filed its own application for rehearing of D.01-05-059 based on the erroneous argument that federal law preempts Pub. Util. Code § 1005.5, which gives the Commission authority to set a cost cap on transmission projects. Thus, yet again, PG&E is responsible for much of the delay of the Project.

PG&E's position is even more troubling because it avoided having to pay for an ORA consultant to conduct an outside analysis of Project costs by understating its costs at the initial hearing of this application. Had PG&E's first cost estimate been reasonable,<sup>24</sup> in all likelihood, ORA's request to hire such a consultant would have been approved pursuant to Pub. Util. Code § 631,<sup>25</sup> and

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<sup>21</sup> The Commission mailed the draft decision staying D.01-05-059 on July 24, 2001 and stayed the decision on August 23, 2001.

<sup>22</sup> TR Vol. 14 at 1486:7-24.

<sup>23</sup> PG&E 9/01 Brief at 36.

<sup>24</sup> We found in D.01-05-059 that the initial cost estimate was "sorely lacking in detail" and ordered that it be revised. D.01-05-059, *mimeo.*, at 4.

<sup>25</sup> Pub. Util. Code § 631 provides:

*Footnote continued on next page*

the consultant would have had ample time to review the cost estimate in depth. While the Commission's August 27, 2001 decision staying D.01-05-059 authorized the hiring of such a consultant, ORA claimed in an August 27, 2001 letter to the ALJ that "given the very short time for testimony . . . ORA has determined that hiring a consultant to prepare expert witness testimony is not a viable option."<sup>26</sup>

While we could have imposed a cost cap based on the original estimate, that estimate did not cost out the environmentally superior route we selected in D.01-05-059. At this late stage, our only option – besides reducing the cost cap to eliminate costs that PG&E did not prove to be reasonable – is to conduct a reasonableness review of Project costs once the Project is completed. Therefore, we order PG&E to file an application for such a review within 6 months of final completion of the Project. We see this approach as the only remedy to deter such underestimates in the future.

The costs meriting further consideration fall into five categories.

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[T]he Commission shall require every electrical corporation and every gas corporation proposing to construct or modify any electric plant or gas plant at a cost in excess of one hundred million dollars (\$100,000,000) to reimburse the commission for expenses of such consultants or advisory services as the commission deems necessary for either or both of the following:

- (a) The processing of an application for certification of the plant.
- (b) The processing of an application for approval of any rate increase reflecting the inclusion of the cost of the plant in the rates of the corporation. This subdivision applies to any plant for which the costs of construction or modification are approved for inclusion in the corporation's rates on or after January 1, 1983.

<sup>26</sup> ORA's letter appears as Appendix A hereto.

## 1. Contingency

PG&E's cost estimates each contain a built in – and variable<sup>27</sup> – “contingency” percentage to account for the fact that the estimate might be too low. (PG&E's contingency figure does not work the other way; PG&E does not subtract a percentage from its estimate to account for the fact that its estimate might be too *high*.) PG&E's witness testified that the company uses a “subjective” process to derive the specific contingency figure for each element of the Project:

At the time we prepare any estimate on any job there's some knowns and some unknowns. We prepare the cost estimate given the best available data that we have. Then the project manager and the engineers sit down and try to determine where they think there's the greatest uncertainty in the different cost items.

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[I]t is kind of a subjective thing, and it's very specific to the project . . . and the engineer and the project manager kind of sit down and try to identify that as best they can at the point in time and assign what they believe is an appropriate percentage, so it does vary by project.

When asked how PG&E might derive a particular contingency percentage, PG&E's witness again indicated the imprecision with which such percentages are chosen:

Q. Where does the 30 percent come from?

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<sup>27</sup> TR Vol. 14 at 1452:22-1453:18 (contingencies ranging from 15-30 percent for underground section and 15-30 percent for 230kV overhead portion of Project).

A. Well, it's, once again, a subjective number. If we thought that we didn't know the count of replays (sic) and it may vary, we may choose a higher percentage to account for the extra material that may be spec'd out later in the design.<sup>28</sup>

Moreover, the PG&E witnesses testified that PG&E's management, when approached to approve large projects, generally attempts to decrease the amount of the contingency percentage:

Q. Do you know when project management goes to higher management for approval, whether higher management pressures or asks or requests that the contingency percentages be lowered? Does that ever happen?

A. Yes.

Q. Often, always?

A. PG&E management is always looking for an opportunity to drive down the cost of projects, and similar to today, they would quiz the project manager on cost components and with the hope they could drive down those costs. So it is a frequent occurrence.<sup>29</sup>

Even after PG&E management approves a project, there is pressure to reduce the contingency percentage:

But I can tell you that project managers are typically asked to release back to the company as they go through. They don't want you to carry - they wouldn't want to carry that 26 million [contingency] back on a multiyear project.<sup>30</sup>

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<sup>28</sup> *Id.* at 1482:5-10.

<sup>29</sup> *Id.* at 1484:26-1485:8.

<sup>30</sup> *Id.* at 1484:22-25.

Thus, the contingency percentage is a cushion PG&E uses to protect itself against cost overruns. It is not calculated with precision, but is a subjective estimate based on a conversation between PG&E's project manager and its engineers. It is a figure that PG&E management questions closely with an aim toward reductions. Even once PG&E management approves a project, there is an attempt to have the project manager release contingency funds back to the company. Based on all of this information, we find that PG&E's contingency factor is excessive and encourages PG&E to be careless about cost containment. We reduce PG&E's \$26,879,761 contingency fund<sup>31</sup> across the board by 20 percent. This results in a \$5,375,952 reduction of the contingency fee to \$21,503,809.

Moreover, certain aspects of the contingency calculation have no rational basis. PG&E included a 15 percent contingency percentage for right of way land for which it estimated it would have to pay 100 percent of the fee value.<sup>32</sup> If PG&E plans to pay 100 percent of fee value for a right of way interest, there is no reason to include a contingency fee on top of this estimate. Indeed, PG&E explained that its normal procedure is to assume right of way land costs to be 100 percent of the fee interest, and that such an estimate accounts for the possibility that PG&E will have difficulty acquiring rights of way at a lower price.<sup>33</sup>

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<sup>31</sup> *Id.* at 1454:5-7.

<sup>32</sup> *Id.* at 1482:18-27.

<sup>33</sup> *Id.* at 1472:22-25 & 1473:3-5, 26-27.



We eliminate this aspect of the contingency fee in its entirety. However, because it is impossible to tell from PG&E's documentation the amount of the contingency fee for all affected parcels projected to require such payments, PG&E shall furnish information clearly delineating the contingency fee within 10 days of mailing of the draft of this decision.

PG&E also applied a 15 percent contingency fee to parcels whose cost estimate included an amount for "severance damages."<sup>34</sup> Such damages would compensate the landowner for an amount greater than the fee value of land used for a right of way. We see no basis to include a 15 percent contingency fee on top of a price that exceeds the land's fee value, and eliminate that percentage on the parcels for which PG&E calculated severance damages.<sup>35</sup> Once again, because it is impossible to tell from PG&E's documentation the amount of the severance payments for all parcels projected to require such payments, PG&E shall furnish the related contingency fee within 10 days of mailing of the draft of this decision.

## **2. Communication Facilities**

PG&E did not justify its cost estimates or need for fiber optic communication facilities. In its original estimate, PG&E included only \$107,700 for fiber optic communication facilities.<sup>36</sup> At the second hearing, this figure had

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<sup>34</sup> PG&E 9/01 Brief at 18.

<sup>35</sup> PG&E's witness testified that he identified certain parcels on which to include an allowance for severance damages in calculating the value of the rights of way. TR Vol. 14 at 1502:14-26.

<sup>36</sup> Exh. C101 at page II-2(a)-20-21. This information was filed under seal. We determine that there is no basis to maintain this information as confidential, especially since

*Footnote continued on next page*

ballooned, without explanation, to \$3.8 million (exclusive of escalation and AFUDC).<sup>37</sup> The amount of fiber to be installed varies from 24- to 96-count fiber cable. PG&E could neither explain why such a variation was necessary, nor how much of the fiber it needed for its own communications purposes. While PG&E claimed it had no plans to lease excess fiber to third parties,<sup>38</sup> PG&E has sought to engage in such leases in other proceedings, of which we take official notice.<sup>39</sup> PG&E offered no reason why it could not lease lines from Pacific Bell or other carriers, noting that it does so for its own communications purposes in other contexts and that such leases are less expensive than installing its own lines.<sup>40</sup>

The significant increase in PG&E's fiber optic communications estimate, the lack of an explanation for the varied cable size, the fact that PG&E could not justify its need for such cable, and its use elsewhere of leased facilities all militate in favor of a decrease to PG&E's fiber optic communications estimate. Based on this evidence, we reduce the estimate to the figure PG&E used in its original estimate - \$107,700. This is a \$3,692,300 reduction from its current estimate of \$3.8 million.

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PG&E's current fiber optic cost figure is in the public domain and PG&E has not maintained that it would suffer harm from release of fiber optic facility cost information.

<sup>37</sup> Exh. 26 at 38:9-39:1. AFUDC is a calculation that takes into account PG&E's cost of capital over the life of the Project.

<sup>38</sup> TR Vol. 14 at 1476:15-21.

<sup>39</sup> See, e.g., Application (A.) 01-03-008 (*PG&E/Metromedia Fiber*); A.99-09-036/D.00-01-014 (*PG&E/Electric Lightwave, Inc.*; see also cases cited therein, *mimeo.* at 3).

<sup>40</sup> TR Vol. 14 at 1489:9-24.

### 3. Los Esteros Construction Estimate

PG&E provides little explanation for a \$6 million increase in the construction cost for the Los Esteros substation, and we disallow the increase. The Commission approved PG&E's original proposal for the Los Esteros substation without change. Nonetheless, the construction estimate for that portion of the Project increased \$6 million, from approximately \$10 million in the original estimate to \$16,022,642<sup>41</sup> in the updated estimate. PG&E's only explanation for this change was that it had "noted additional construction costs arising from building foundations in soils with a high liquefaction potential" <sup>42</sup> such as those at the Los Esteros site. However, PG&E was always aware of the potential for liquefaction at the site, and could provide no explanation for the increase:

Q. I know that our geologist was aware of potential problems in the area of Coyote Creek.

His main concern was that we locate at least 1,000 feet from Coyote Creek to avoid potential probes with liquefaction.

\* \* \*

Q. And at least some of that increase is attributable to what you say you know about the expense of building in liquefiable areas.

I'm assuming that . . . PG&E has always known of this extra expense in areas of liquefaction potential.

Is that correct to assume?

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<sup>41</sup> Exh. 26 at 39:5 & tab 5.

<sup>42</sup> *Comments of PG&E on August 8, 2001 Draft Opinion Staying Decision 01-05-059*, filed August 20, 2001, at 8.

A. Extra expense or risk, that was one of our major concerns from the beginning of the project was the liquefaction risk in the vicinity of Coyote Creek.

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A. I do recall the geologist was concerned about being within a thousand feet [of Coyote Creek]. That was one of our considerations on the height of the substation.

Q. But we gave you the substation that you wanted. So why an extra 6 million?

A. I understand that some test bores have been done recently, and that -- I don't know the results of those test bores, but my only explanation is that they may have a bearing.

Q. But you don't know?

A. I don't know.<sup>43</sup>

Because PG&E acknowledged that it was always concerned of the liquefaction risk at the Los Esteros site, and failed to explain the \$6 million increase in construction costs, we disallow those costs, and the accompanying contingency percentage, in their entirety.

#### **4. Undergrounding**

The single largest area of cost increase results from the Commission's decision to require undergrounding of certain portions of the transmission line. We remain convinced that we made the correct decision in this regard. PG&E's proposed transmission line will lie adjacent to one of the most important bird refuge areas in the state. PG&E's original proposal put transmission lines directly in the bird flight path. Based on the conclusions of the

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<sup>43</sup> TR Vol. 14 at 1508:19-23, 1509:4-10 & 1510:24-1511:6.

EIR, we required undergrounding where it was the environmentally superior option, and we make no changes to the route.

By the same token, PG&E's undergrounding estimate is excessive, and we reduce the amount PG&E may recover by \$23,173,758, from \$55,158,601 to \$31,984,843.<sup>44</sup> The Commission currently has before it another PG&E 230kV transmission line application, for the Livermore-Dublin-Pleasanton region of Northern California (the "Tri-Valley Application"), and the per-mile estimate for undergrounding in that proceeding is \$6,281,829.<sup>45</sup> PG&E's \$55 million figure for the 2.8 miles of underground line in this Project results in a much higher per-mile estimate of \$20.84 million per mile.<sup>46</sup> This estimate is almost double the estimate of \$10-11 million per mile PG&E originally provided in this case.<sup>47</sup> While the

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<sup>44</sup> The calculation is at follows:  $\$6,281,829 \times 2 = \$12,563,658/\text{mile}$ .  $\$20,840,000 - \$12,563,658/\text{mile} = \$8,276,342/\text{mile disallowance} \times 2.8 \text{ miles} = \$23,173,758$  disallowance.

<sup>45</sup> A.99-11-025, Exhs. 16 and 17, *passim*. We take official notice of the pendency of the Tri-Valley application and the cited Exhibits. PG&E's own per-mile estimates constitute a party admission and are therefore admissible in evidence here. Moreover, Commission Rule 72 allows us to use evidence in one Commission proceeding in another proceeding without receipt of the actual exhibit from the first proceeding. The Tri-Valley application is for a project similar in size to the present one, and is not a "much smaller project" - the reason cited for PG&E's original \$10-11 million per mile estimate. PG&E 9/01 Brief at 26. If parties object to the taking of official notice, they may do so in their comments.

<sup>46</sup> PG&E 9/01 Brief at 26.

<sup>47</sup> *Id.* PG&E explained the increase as attributable to the fact it based the \$10-11 million per mile estimate on "PG&E's experience with much smaller projects and did not translate well to larger projects in an urban setting." *Id.* However, it cannot make this claim about the Tri-Valley project.

higher estimate here has some basis in differences in construction techniques<sup>48</sup> and materials expense,<sup>49</sup> these factors do not explain the entirety of the increase. At most, the per-mile expense for labor and material should be double the amount in the Tri-Valley Application, or \$12.5 million per mile. Thus, we disallow approximately \$23 million of the \$55 million PG&E claims for undergrounding.<sup>50</sup>

## 5. Land Costs

During the hearing, landowners affected by valuation of their parcels advocated for an *increase* in PG&E's cost estimates for those parcels.<sup>51</sup> We decline to increase PG&E's land estimates, which all appear reasonable, with certain exceptions discussed elsewhere in this decision. Moreover, the landowners' motivation for providing high land estimates - convincing the Commission to choose alternate routes that do not affect, or lessen the effects on,

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<sup>48</sup> The Tri-Valley project requires only one trench for the underground cable, while this Project requires two parallel trenches. TR Vol. 14 at 1469:7.

<sup>49</sup> The Tri-Valley project uses half the underground cable as does this Project - 6 cables versus 12. See TR Vol. 14 at 1469:2-13.

<sup>50</sup> PG&E claims that the estimate of a third party contractor, Black & Veatch, which exceeded PG&E's own estimate for the Project, is evidence that PG&E's numbers are reasonable. We reject this contention out of hand. PG&E's witness testified that the Black & Veatch estimate (Exh. 26 at 42-44 & Tab. 10) was merely an opening bid, and that PG&E was still in negotiations with Black & Veatch over price. TR Vol. 14 at 1478:4-1479:9. Thus, the Black & Veatch estimate lacks probative value of the cost of the Project, and is rejected.

<sup>51</sup> See *McCarthy 9/01 Brief; Reply of [ProLogis] to [PG&E's] Opening Brief Regarding Administrative Hearings Held on September 4-6, 2002*, filed October 1, 2001 (ProLogis 9/01 Brief).

their property - casts doubt on the reliability of those estimates. We are not prepared to deviate from the route we selected in D.01-05-059, as there was no evidence that such a change would do anything but produce greater environmental impact. If PG&E's estimates prove too low, PG&E may come in and seek an increase in the cost cap. We believe, however, that in the end, land values in the Silicon Valley will continue to decline in light of the clear evidence that the economy in the region - and commercial land values along with it - have suffered drastic declines of late.<sup>52</sup> Thus, we make no change in PG&E's land estimates for the Project.

### **C. Route**

We uphold the Commission's earlier conclusion to select the environmentally superior route for this Project. No party introduced any evidence that a change is warranted. The ALJ properly struck from the record evidence of new proposed routes never studied in their entirety in the Commission's EIR. The scoping memo for the second phase of this proceeding made clear that such routes were beyond the scope of the hearings. PG&E, McCarthy, Milpitas and ProLogis each attempted to persuade the Commission to change its choice of route. None offered any evidence of the environmental superiority of these options, and we reject them.

McCarthy claimed that because a route the Commission rejected for environmental reasons would cost a few million dollars less than the

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<sup>52</sup> As we stated in D.01-05-059, economic decline is a subject of which courts often take judicial notice. D.01-05-059, *mimeo.*, at 80 n.131. Because the Commission's official notice rule provides that the Commission may take official notice of "such matters as may be judicially noticed by the State of California," the Silicon Valley economic decline is an appropriate subject of official notice in this proceeding. Commission Rule 73.

environmentally superior route, which crosses his land, the Commission violated CEQA by not selecting the former route. As San Jose points out,<sup>53</sup> however, CEQA does not call for rejection of a project alternative simply because it is more costly than the chosen alternative. Rather, only if the change in cost renders the chosen project infeasible is cost an issue.<sup>54</sup> Indeed, McCarthy concedes that this is the test: “When additional costs associated with a project alternative are sufficiently severe as to render it impractical to proceed with the project as proposed, the alternative is not feasible within the meaning of CEQA.”<sup>55</sup>

A difference of \$3.7 million in a project that will cost in excess of \$100 million is not adequate to render the project infeasible. McCarthy offered no evidence that PG&E would not proceed with the McCarthy Boulevard Alternative route due to the difference in cost between that alternative and the rejected alternative on the San Jose side of Coyote Creek. Thus, we reject McCarthy’s argument that the EIR was deficient for failing to use cost differences as a means of weighing alternatives.<sup>56</sup>

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<sup>53</sup> San Jose 9/01 Brief at 8.

<sup>54</sup> *Citizens of Goleta v. Board of Supervisors*, 197 Cal. App. 3d 1167, 1181 (1988) (“The mere fact that an alternative is more expensive or less profitable is not sufficient to show that the alternative is financially infeasible”); *see also Kings County Farm Bureau v. City of Hanford*, 221 Cal. App. 3d 692, 731 (1990).

<sup>55</sup> McCarthy 9/01 Brief at 14 (citations omitted).

<sup>56</sup> McCarthy’s disagreement with the EIR’s conclusion that the McCarthy Boulevard Alternative is the environmentally superior route is beyond the scope of the new hearing and thereby rejected. *Id.* at 15-17.



**III. Conclusion**

We find the Project is needed to assure electric reliability and meet projected load forecasts. However, we find PG&E's \$182.9 million cost estimate is excessive, and set a cost cap of \$            pursuant to Pub. Util. Code § 1005.5. We also order PG&E to submit an application for a reasonableness review of the costs associated with the Project within 6 months of project completion. We lift the stay of D.01-05-059 and finally approve PG&E's Northeast San Jose Transmission Project, subject to the conditions set forth here and in D.01-05-059.

**IV. Comment on Proposed Decision**

Section 311(d) of the Pub. Util. Code provides that this decision must be served on all parties and subject to 30 days public review and comment prior to a vote of the Commission. Pursuant to Pub. Util. Code § 311(d), all parties have stipulated to reduce the comment period to 15 days. To allow the ALJ to incorporate the parties' comments and still ensure the Commission's consideration of this decision at its next scheduled meeting, this period is reduced to 14 days. Comments on this decision, including objections to the Commission's proposal to take official notice of certain facts as outlined in this decision, shall be e-mailed and hand-delivered to the assigned ALJ and all Commissioners no later than 12:00 noon on October 24, 2001. PG&E shall also submit to the ALJ the additional information called for in Section II(B)(1) by e-mail and hand delivery no later than 5 p.m. on October 20, 2001.

**Findings of Fact**

1. The Project is still needed to meet reliability concerns and load demand in the northeast San Jose region.
2. PG&E's contingency percentages are calculated on a subjective basis based on conversations between its project managers and engineers.

3. PG&E management frequently attempts to drive down the project manager/engineer-derived cost estimates, including the contingency percentage.
4. PG&E project managers are typically asked to release funds committed to a particular project back to the company while the project is in progress.
5. PG&E included a 15 percent contingency fee for rights of way valued at 100 percent of the land's fee value, and land appraised to include severance damages.
6. PG&E often leases fiber optic communications facilities from the telephone company.
7. PG&E often leases excess fiber optic cable it owns to unrelated third parties.
8. PG&E plans to install fiber optic cables ranging in size from 24 to 96 strands.
9. PG&E was aware of the potential for liquefaction at the Los Esteros site when it submitted its original cost estimate.
10. The Commission approved PG&E's original Los Esteros substation proposal without change.
11. PG&E increased its estimate for construction costs related to the Los Esteros substation from \$10 million to \$16 million based on the potential for liquefaction at the Los Esteros site.
12. PG&E's per-mile estimate for undergrounding along the Project route increased from \$10-11 million in its original estimate to \$20.84 in its new estimate.
13. PG&E's per-mile estimate in the Tri-Valley Application is \$6,281,829. The Tri-Valley project involves a single trench and 6 underground cables, while this Project involves two trenches and 12 underground cables.

14. The Silicon Valley area has recently experienced economic decline.
15. Approximately three months have passed since the Commission issued a draft decision staying D.01-05-059.
16. The Project will experience delays having nothing to do with the Commission.
17. The difference in cost between the McCarthy Boulevard Alternative, which the Commission chose in D.01-05-059, and the alternative on the other side of Coyote Creek, was estimated at approximately \$3.7 million.

### **Conclusions of Law**

1. It is reasonable to reduce PG&E's claimed costs by \$          , which includes reduction of \$5,375,952 in contingency fees, elimination of the 15 percent contingency fee for right of way and severance damages, a reduction of \$3,692,300 for costs of communication facilities, a reduction of \$6,000,000 for costs of the Los Esteros substation, and a reduction of \$23,173,758 for undergrounding costs.
2. The Commission should impose a cost cap of \$           for the Project.
3. Under Pub. Util. Code § 1005.5, PG&E may return to the Commission to seek an increase in the cost cap if the reasonable costs of the Project exceed the cost cap we impose here.
4. Severance damages compensate a landowner for an amount greater than the fee value of land.
5. The Commission correctly relied on the EIR to choose the environmentally superior route for the Project.
6. The cost of alternatives studied pursuant to CEQA is not a basis to choose or reject an alternative unless such cost renders an alternative infeasible. A

difference in cost between alternatives of \$3.7 million does not render the Project at hand infeasible.

7. Pursuant to Rule 72, it is reasonable to take official notice of the per-mile estimate of undergrounding in A.99-11-025.

8. PG&E has the burden of proving the reasonableness of its cost estimates.

9. This decision should be effective today to allow the project to proceed expeditiously.

## **O R D E R**

### **IT IS ORDERED** that:

1. The Commission's stay of Decision (D.) 01-05-059 is lifted and Pacific Gas and Electric Company (PG&E) shall be bound by all orders entered therein.

2. PG&E may spend up to a maximum of \$            on all aspects of the Northeast San Jose Transmission line project (the Project). We cap Project expenditures at this amount pursuant to Pub. Util. Code § 1005.5.

3. PG&E shall construct the Project in accordance with the environmentally superior route identified in the Commission's Environmental Impact Report.

4. Within six months of final completion of the Project, PG&E shall submit an application to this Commission seeking a reasonableness review of the Project.

5. This proceeding is closed.

This order is effective today.

Dated \_\_\_\_\_, at San Francisco, California.